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MORTROSE HOUSE

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Copley Lane Butterknowle, Bishop Auckland, DL13 5LP

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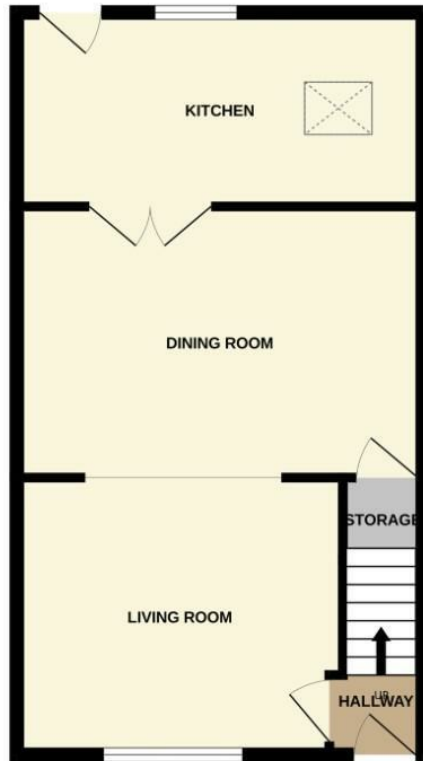
Price £170,000

Beautifully presented, two bedroomed stone built cottage with loft conversion on Copley Lane on the outskirts of Butterknowle. The property benefits from being extended to the rear along with a rear garden, solid fuel heating system and surrounding countryside views in a scenic rural location making it an ideal holiday home or could also be used as an Air BnB. The nearby village of Butterknowle has local amenities available such as; a doctors surgery, two pubs, post office and primary school, while the neighbouring towns of Bishop Auckland and Barnard Castle provide access to further amenities such as supermarkets, cafés, restaurants, healthcare services and both primary and secondary schools. The nearby A688 and the A68 lead to the A1(M) both North and South, ideal for commuters, whilst there is also an extensive public transport system through the villages allowing for access to the neighbouring towns.

In brief the property comprises; an entrance hall leading into the living room, dining room and modern kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Stairs in the master bedroom lead up to the loft conversion, which is a multi-functional room able to be used as a games room, home cinema room, home office or as additional storage. Externally the property has on street parking available to the front, whilst to the rear there is an enclosed low maintenance garden with space for outdoor furniture enjoying countryside views to the rear, along with an outhouse and use of an additional storage shed measuring 12ft x 10ft located on shared communal land.

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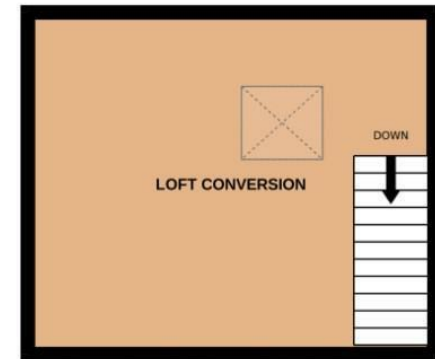
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Living Room**

13'7" x 11'3"

Beautifully presented living room located to the front of the property, benefiting from neutral decor, ample space for furniture, multi fuel stove, radiator and open plan leading into the dining room.

**Dining Room**

16'4" x 10'11"

The dining room is another good size reception room, under stairs storage, with space for a table and chairs, further furniture, radiator and access leading into the kitchen.

**Kitchen**

18'2" x 7'10"

The kitchen is fitted with a range of modern wall, base and drawer units, plinth heaters, complementing work surfaces, tiled splash backs and ceramic sink/drainers. Benefitting from an integrated double oven, induction hob, overhead extractor, dishwasher and washing machine with a white vertical radiator.

**Master Bedroom**

13'9" x 11'5"

The master bedroom is a large double bedroom with space for a king sized bed, further furniture, radiator and window to the front elevation. Stairs lead up to the loft conversion.

**Bedroom Two**

11'1" x 10'4"

The second bedroom is another spacious double bedroom with radiator and window to the rear elevation.

**Bathroom**

7'6" x 6'3"

The bathroom is fitted with a corner shower cubicle with Mira electric shower, bath, WC and wash basin with a vertical anthracite radiator.

**Loft Conversion**

16'0" x 13'9"

This room is a great a multi-functional room able to be used as a games room, home cinema room, home office or as additional storage. Skylight to the rear elevation and radiator.

**External**

Externally the property has on street parking available to the front, whilst to the rear there is an enclosed low maintenance garden with space for outdoor furniture enjoying countryside views to the rear, along with an outhouse and use of an additional storage shed measuring 12ft x 10ft located on shared communal land.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









